

IN RE: PETITION FOR ZONING VARIANCE  
E/S Greenspring Avenue, 49' S  
of Quarry Heights Way  
3rd Election District  
2nd Councilmanic District  
The Ryland Group, Inc.  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 91-340-A  
\*  
\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a total sign area of 108 sq.ft. in lieu of the maximum permitted 15 sq.ft., in accordance with Petitioner's Exhibit 1.

The Petitioners, by Bob Gaw, Assistant Production Manager, appeared, testified, and were represented by Thomas G. Bodie, Esquire. Also appearing on behalf of the Petition was Michael J. Ertel, Engineer, with Morris & Ritchie Associates, Inc. Appearing as Protestants in the matter were Harvey Goldstein and Howard L. Pollinger, residents of the area.

Testimony indicated that the subject property, zoned D.R. 3.5, is the site of a subdivision known as Greenspring East and is located off of Greenspring Avenue between Old Court and Sugarcone Roads. Petitioners have filed the instant Petition in order to construct two entrance signs in accordance with Petitioner's Exhibit 1 at the locations shown thereon. As depicted on said Exhibit, a large portion of the proposed signs consist of brick work. Petitioners contend that granting the relief requested will permit the placement of aesthetically pleasing signs which create a gateway effect to the entrance of this residential neighborhood. Testimony indicated that a sign will be placed on each side of the entrance at Quarry Heights Way to identify the neighborhood to traffic travelling both north and south on Greenspring Avenue. Mr. Gaw testified that the granting of

the variance will not result in any detriment to the health, safety or general welfare of the community.

Messrs. Goldstein and Pollinger, both officers of the Greenspring Community Association, testified in opposition to the relief requested stating, among other reasons, that it would set a precedent for future development in the area. Mr. Goldstein indicated that while the proposed signs are tastefully done, he feared the square footage would be used in the future to support other signs in the neighborhood which might not be as well-designed.

The comments submitted by Pat Keller, Deputy Director of Planning, dated March 14, 1991 indicate that "staff applauds the applicant's attempt to provide a well-designed, quality sign treatment for the community of Greenspring."

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

- 2 -

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare. Further, it should be noted that the majority of the square footage for the signs is attributed to the brick work. The undisputed testimony indicates that the granting of the variance in this instance, and limiting it to that proposed on Petitioner's Exhibit 1, will not create any detriment to the health, safety or general welfare of the community and in fact, provides directional and identification information in an aesthetically pleasing way which enhances the overall community.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of May, 1991 that the Petition for Zoning Variance to permit a total sign area of 108 sq.ft. in lieu of the maximum permitted 15 sq.ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) The relief granted herein is limited to the sign depicted on Petitioner's Exhibit 1. The brick shall be similar in color and design as that used in the development and shall at no time be painted.

- 3 -

3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ANN:bjs

ORDER RECEIVED FOR FILING

Date 5/31/91  
By [Signature]

ORDER RECEIVED FOR FILING

Date 5/31/91  
By [Signature]

ORDER RECEIVED FOR FILING

Date 5/31/91  
By [Signature]

ORDER RECEIVED FOR FILING

Date 5/31/91  
By [Signature]

- 4 -

#326  
PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-340-A  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section (See attached Exhibit 1)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

(See attached Exhibit 2)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	The Ryland Group, Inc.
Signature	<u>[Signature]</u>
Address	John M. Flaherty, Vice-President
City and State	(Type or Print Name)
Attorney for Petitioner:	Signature
Thomas G. Bodie	1300 York Road, Suite 110
(Type or Print Name)	Address
<u>[Signature]</u>	Phone No. 821-5311
Signature	Lutherville, Maryland 21093
Address	City and State
21 W. Susquehanna Avenue	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	Morris & Ritchie Associates, Inc. - Mike Ertel
Towson, Maryland 21204	Name
City and State	606-D Bosley Avenue, Towson, MD 21204 821-1690
Attorney's Telephone No.: 823-1250	Address
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 6 day

March, 1991, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30 day of April, 1991, at 2 o'clock

P.M.

[Signature]  
Zoning Commissioner of Baltimore County

(over)

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

May 8, 1991

887-3553

Thomas G. Bodie, Esquire  
21 W. Susquehanna Avenue  
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE  
E/S Greenspring Avenue, 49' S of the c/l of Quarry Heights Way  
3rd Election District - 2nd Councilmanic District  
The Ryland Group, Inc. - Petitioners  
Case No. 91-340-A

Dear Mr. Bodie:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

ANN:bjs

cc: Mr. Harvey Goldstein  
2201 Oxeye Road, Baltimore, Md. 21209

Mr. Howard L. Pollinger  
2320 Sugarcone Road, Baltimore, Md. 21209

People's Counsel

File

THE RYLAND GROUP, INC. - LEGAL OWNER

Section 413.1.e(1) to permit a total sign area of 108 s.f. in lieu of permitted 15 s.f. (a variance of 93 s.f. +/-)

THE RYLAND GROUP, INC. - LEGAL OWNER

1. To prevent the use and placement of an obnoxious sign in a residential neighborhood.

2. The combination of the sign and its brickwork create a gateway affect at the entrance to the site.

3. The entire area of the brickwork, under current Zoning Office interpretation of the BCZR, is required to be a part of the area of the sign. (The actual lettering of the sign itself is under the area permitted in Section 413.1.3(1).)

JANUARY 10, 1991  
DESCRIPTION FOR ZONING VARIANCE  
LOT A.

BEGINNING for the same at a point on the Easterly right-of-way of Greenspring Avenue at a point lying 49 feet southerly along said right-of-way from its intersection with the centerline of Quarry Heights Way. Thence leaving Greenspring Avenue binding on Quarry Heights Way two courses viz: North 42°30'21" East 14.11 feet and North 87°39'25" East 10.00 feet. Thence leaving Quarry Heights Way running through and across the open space as shown on Second Amended Section 2, Plat 1 Greenspring East as recorded among the Land Records of Baltimore County in Plat Book S.M. 60 Folio 33, two courses viz: South 02°20'35" East 25.00 feet and South 87°07'59" West 19.85 feet to a point on the Easterly line of Greenspring Avenue aforesaid. Thence binding thereon by a curve to the right in a Northwesterly direction of radius 7581.97 feet an arc distance of 15.18 feet, said arc being subtended by a chord bearing North 02°44'21" West 15.18 feet to the beginning hereof.

CONTAINING 450 square feet more or less.

X



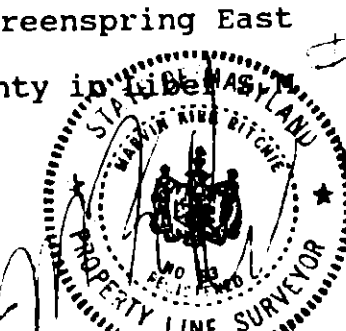
JANUARY 10, 1991  
DESCRIPTION FOR ZONING VARIANCE  
LOT B

BEGINNING for the same at a point on the Easterly right-of-way of Greenspring Avenue at a point lying 49 feet Northerly along said right-of-way line from its intersection with the centerline of Quarry Heights Way. Thence leaving Quarry Heights Way binding on the right-of-way line of Greenspring Avenue by a curve to the right in a Northwesterly direction of radius 7581.97 feet an arc distance of 15.14 feet said arc being subtended by a chord bearing North 01°53'10" West 15.14 feet. Thence leaving the right-of-way of Greenspring Avenue running through and across the open space as shown on Second Amended Section 2, Plat 1 Greenspring East as recorded among the Land Records of Baltimore County in Liber S.M. 61 Folio 33, two courses viz: North 88°04'45" East 19.82 feet and South 02°20'35" East 25.00 to a point in the Northerly right-of-way line of Quarry Heights Way. Thence binding thereon two courses viz: South 87°39'25" West 10.00 feet and North 47°09'42" West 14.10 feet to the beginning hereof.

CONTAINING 449 square feet.

BEING part of the open space to be owned and maintained by the HOA as shown on the Second Amended Section 2, Plat 1 Greenspring East as recorded among the land records of Baltimore County in Plat Book S.M. 61, Folio 33.

X



CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: \_\_\_\_\_ Date of Posting: \_\_\_\_\_  
Posted for: \_\_\_\_\_  
Petitioner: \_\_\_\_\_  
Location of property: \_\_\_\_\_  
Location of Sign: \_\_\_\_\_  
Remarks: \_\_\_\_\_  
Posted by: \_\_\_\_\_ Date of return: \_\_\_\_\_  
Number of Signs: \_\_\_\_\_

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4-1-91

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3-28-91.

THE JEFFERSONIAN,

Publisher

\$ 32.83

CERTIFICATE OF PUBLICATION

Pikesville, Md., 3/27/91  
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 28th day of March 1991 the first publication appearing on the 27th day of March 1991 the second publication appearing on the 28th day of March 1991 the third publication appearing on the 29th day of March 1991

THE NORTHWEST STAR

Cost of Advertisement \$28

4 HIGH, 9256, MACKINAC/  
1WA CANYON, Aug. 19-25.  
\$640. Ins. 486-6418.

PERSONALS

How to BEAT the  
HIGH COST of Auto &  
owner's Insurance  
IN 5 MINUTES?  
North Insurance Agency, Inc.  
484-5907  
First Time Buyer!  
If You Have a Car  
ou Have Insurance!

4 HIGH, 9256, MACKINAC/  
1WA CANYON, Aug. 19-25.  
\$640. Ins. 486-6418.

PERSONALS

How to BEAT the  
HIGH COST of Auto &  
owner's Insurance  
IN 5 MINUTES?  
North Insurance Agency, Inc.  
484-5907  
First Time Buyer!  
If You Have a Car  
ou Have Insurance!

4 HIGH, 9256, MACKINAC/  
1WA CANYON, Aug. 19-25.  
\$640. Ins. 486-6418.

PERSONALS

How to BEAT the  
HIGH COST of Auto &  
owner's Insurance  
IN 5 MINUTES?  
North Insurance Agency, Inc.  
484-5907  
First Time Buyer!  
If You Have a Car  
ou Have Insurance!

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 4-5-91

The Ryland Group, Inc.  
1300 York Road, Suite 110  
Lutherville, Maryland 21093

RE:  
Case Number: 91-340-A  
E/S Greenspring Avenue, 49' S & 49' W of c/l of Quarry Heights Way  
3rd Election District - 2nd Councilmanic  
Petitioner(s): The Ryland Group  
HEARING: TUESDAY, APRIL 30, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 85.83 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: Thomas G. Bodie, Esq.

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-340-A  
E/S Greenspring Avenue, 49' S & 49' W of c/l of Quarry Heights Way  
3rd Election District - 2nd Councilmanic  
Petitioner(s): The Ryland Group  
HEARING: TUESDAY, APRIL 30, 1991 at 2:00 p.m.

Variance to permit a total sign area of 108 sq. ft. in lieu of the permitted 15 sq. ft. (a variance of 93 (-/-) sq. ft.).

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

April 10, 1991

Thomas G. Bodie, Esquire  
21 W. Susquehanna Avenue  
Towson, MD 21204

RE: Item No. 326, Case No. 91-340-A  
Petitioner: The Ryland Group, et al  
Petition for Zoning Variance

Dear Mr. Bodie:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. John M. Flaherty  
The Ryland Group, Inc.  
1300 York Road, Suite 110  
Lutherville, MD 21093

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: March 14, 1991  
Zoning Commissioner

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: The Ryland Group, Inc., Item No. 326

In reference to the petitioner's requested Variance, Staff offers the following comments:

Staff applauds the applicant's attempt to provide a well designed, quality sign treatment for the community of Greenspring. It is unfortunate that current regulations discourage signs such as the one the Ryland Group is proposing in the subject case.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

ITEM326/ZAC1

received  
3/14/91

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: March 8, 1991

TO: Mr. J. Robert Haines  
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 5, 1991

This office has no comments for items number 320, 324, and 326.

Rahee J. Famili  
Rahee J. Famili  
Traffic Engineer II

HJF/lvd

received  
3/12/91

Baltimore County Government  
Fire Department



700 East Joppa Road, Suite 901  
Towson, MD 21204-5800

CALL 1-800-450-1100

DATE: 3/14, 1991

7. Subject Officer  
Zoning Commissioner  
OFFICE OF PLANNING AND ZONING  
BALTIMORE COUNTY, MARYLAND  
TOWSON, MD 21204

THE PROPERTY ADDRESS: 326 GREENSPRING AVE.

LOCATION: 326 GREENSPRING AVE.

Item No.: 326 Meeting Agenda: MARCH 5, 1991

Comments:

Pursuant to your request, the referenced property has been reviewed by this Bureau and the comments below are respectfully and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 901 "Life Safety Code", 1991 edition prior to occupancy.

REVIEWED: Capt. Joseph Kelly, 3/14/91  
Special Inspection Director  
Noted and Approved: Capt. William J. Budy, 3/14/91  
Fire Prevention Bureau

JP/HJF

received  
3/21/91

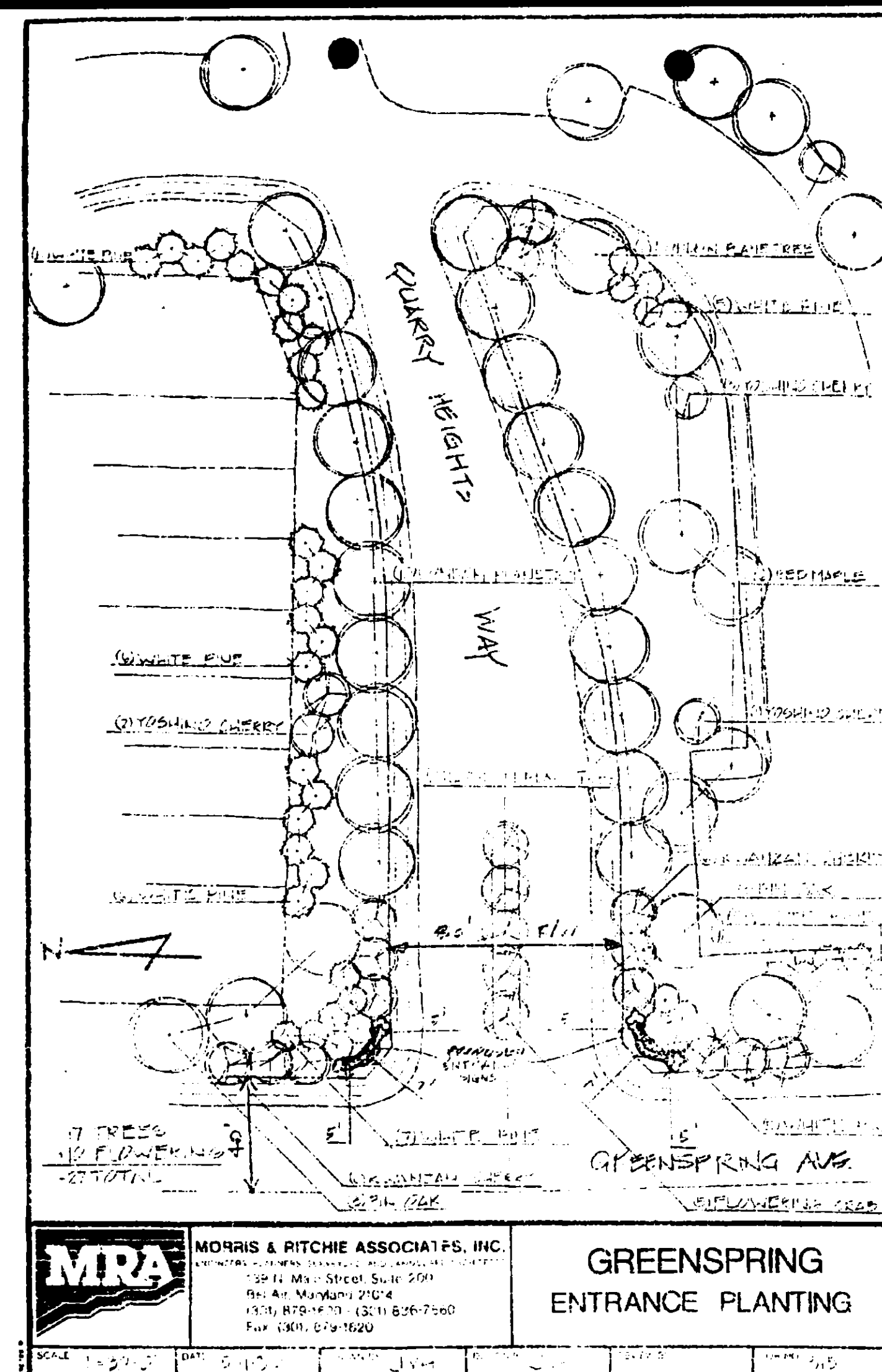
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
MICHAEL VERTER MORRIS & RITCHIE ASSOC.	600 D. BOULEY AVE TOWSON MD 21204
THOS. G. BODIE ATTORNEY FOR PETITIONER	21 W. SUSQUEHANNA AVE TOWSON

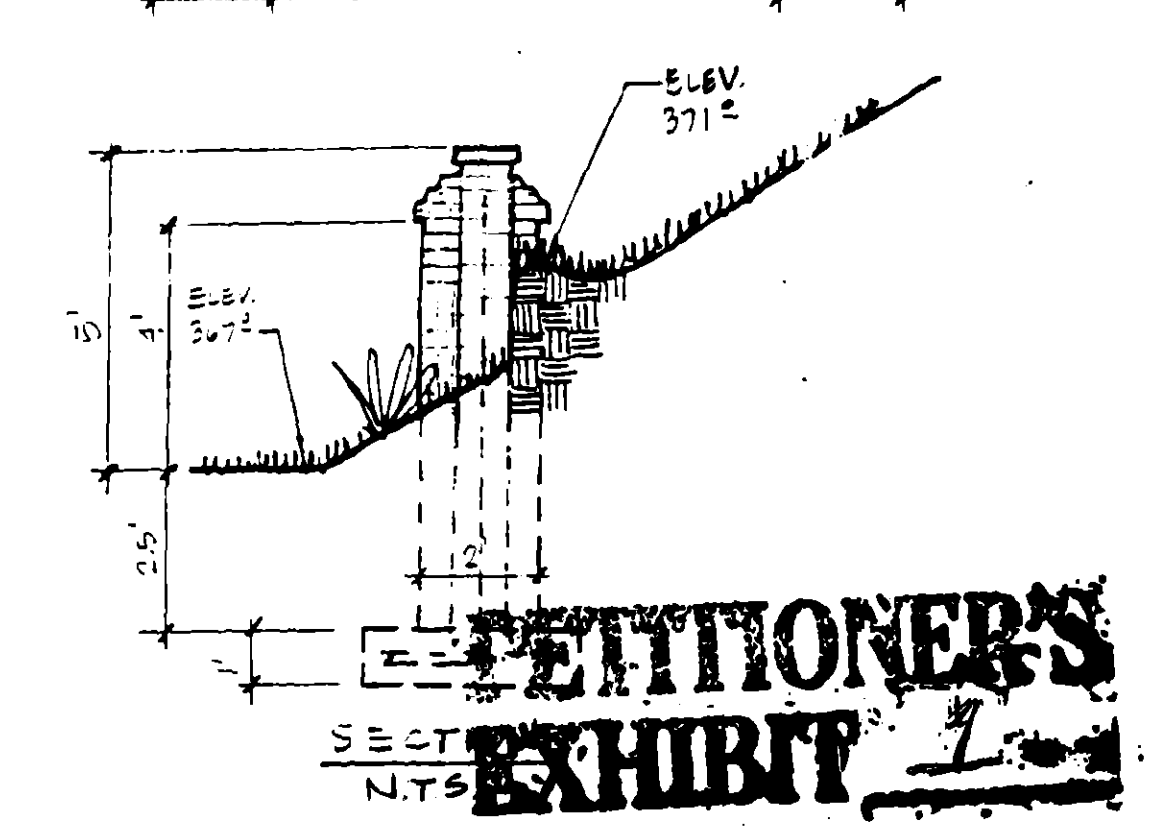
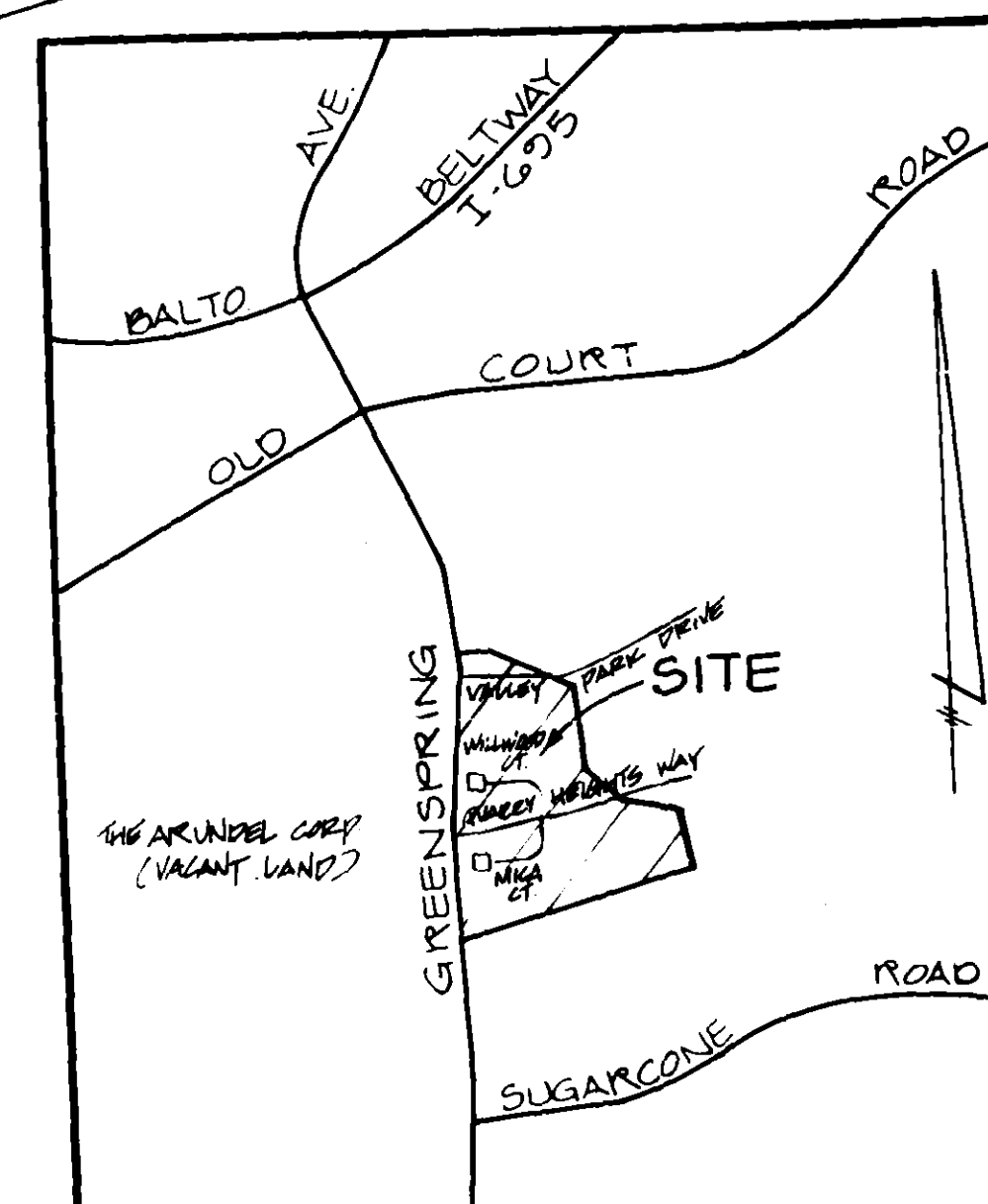
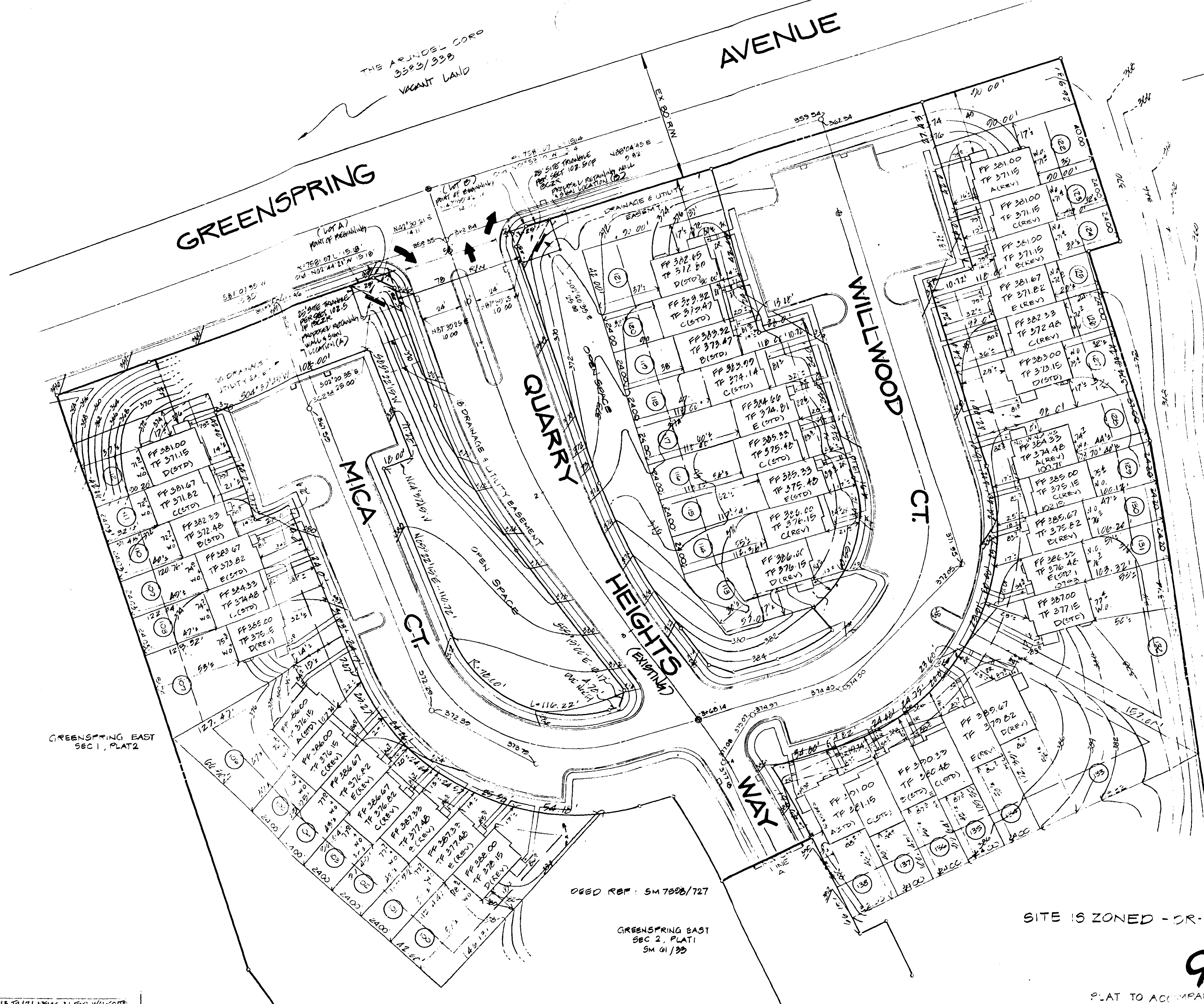
PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Harvey Goodman	201 Owen Rd
Howard J. Pullinger	1500 Sagamore Rd



1/1/1991  
# 91-340-A





PROPOSED RETAINING WALL WITH SIGN  
NOT TO SCALE  
NOTE: RETAINING WALL DETAIL SHOWN FOR ZONING PURPOSES ONLY, NOT TO BE USED FOR CONSTRUCTION

SITE IS ZONED - OR-3.5

**91-340-A**  
# 326

PLAT TO ACCOMPANY PETITION FOR SIGN PLACEMENT

DATE	REVISIONS
8-1-89	LOTS 115 TO 121 REVISION FOR WINDY
8-10-89	LOT 115 REVISION FOR WINDY
3-22-90	REVISIONS TO LOT 115 FOR WINDY
3-22-90	REVISIONS TO LOT 115 FOR WINDY
3-22-90	REVISIONS TO LOT 115 FOR WINDY
3-22-90	REVISIONS TO LOT 115 FOR WINDY
3-22-90	REVISIONS TO LOT 115 FOR WINDY
3-22-90	REVISIONS TO LOT 115 FOR WINDY
3-22-90	REVISIONS TO LOT 115 FOR WINDY
3-22-90	REVISIONS TO LOT 115 FOR WINDY

**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS AND SURVEYORS  
606-D BOSLEY AVENUE, TOWSON, MARYLAND 21204 PHONE: 821-1000

**GREENSPRING EAST**  
ELECTION DIST. 302 BALTO. CO., MD

SHEET	DATE	CONTRACT
1	12-19-90	NUMBER
OF	SCALE	
1	1"=20'	9192

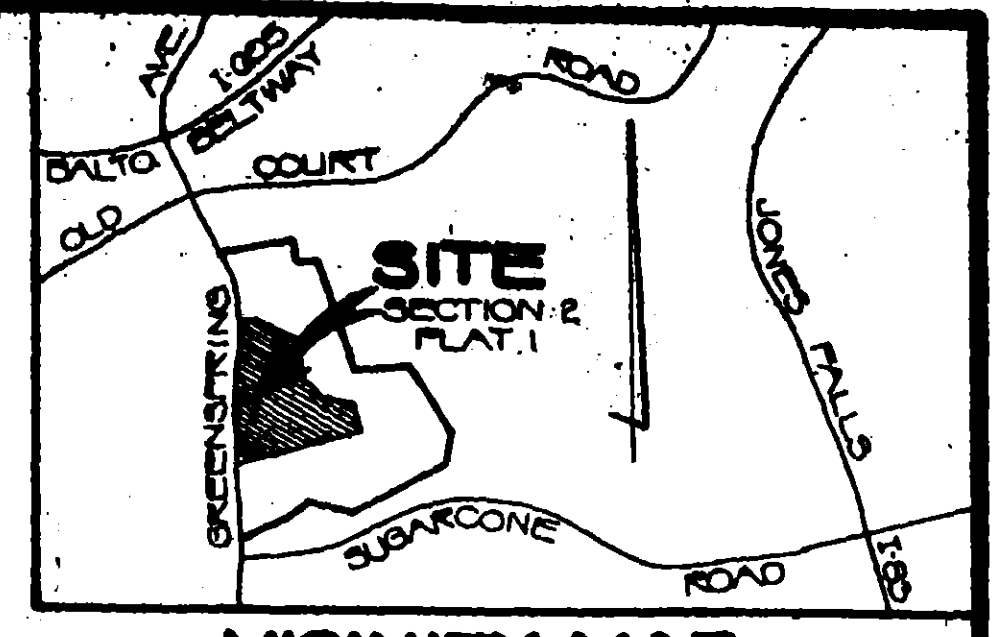
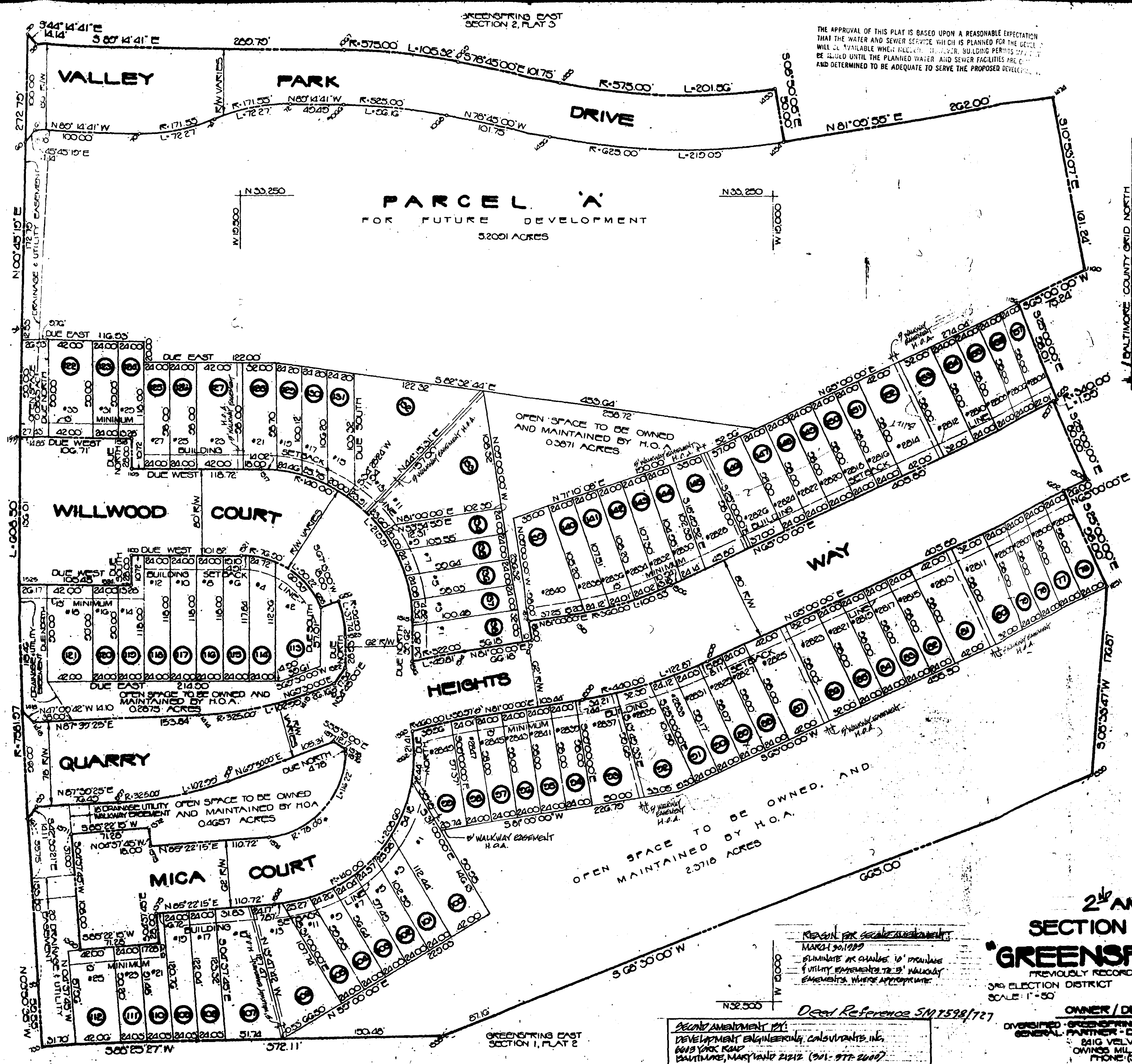


COORDINATES					
N	NORTH	WEST	N	NORTH	WEST
30	32,977.500	10,680.500	50	32,986.001	10,607.845
31	32,978.714	10,706.500	51	32,987.215	10,720.500
32	32,979.928	10,732.500	52	32,988.426	10,733.500
33	32,981.142	10,758.500	53	32,989.637	10,758.500
34	32,982.356	10,784.500	54	32,990.848	10,784.500
35	32,983.570	10,810.500	55	32,992.059	10,810.500
36	32,984.784	10,836.500	56	32,993.270	10,836.500
37	32,986.000	10,862.500	57	32,994.481	10,862.500
38	32,987.214	10,888.500	58	32,995.692	10,888.500
39	32,988.428	10,914.500	59	32,996.903	10,914.500
40	32,989.642	10,940.500	60	32,998.114	10,940.500
41	32,990.856	10,966.500	61	32,999.325	10,966.500
42	32,992.070	10,992.500	62	33,000.536	10,992.500
43	32,993.284	11,018.500	63	33,001.747	11,018.500
44	32,994.498	11,044.500	64	33,002.958	11,044.500
45	32,995.712	11,070.500	65	33,004.169	11,070.500
46	32,996.926	11,096.500	66	33,005.380	11,096.500
47	32,998.140	11,122.500	67	33,006.591	11,122.500
48	32,999.354	11,148.500	68	33,007.802	11,148.500
49	33,000.568	11,174.500	69	33,009.013	11,174.500
50	33,001.782	11,200.500	70	33,010.224	11,200.500
51	33,002.996	11,226.500	71	33,011.435	11,226.500
52	33,004.210	11,252.500	72	33,012.646	11,252.500
53	33,005.424	11,278.500	73	33,013.857	11,278.500
54	33,006.638	11,304.500	74	33,015.068	11,304.500
55	33,007.852	11,330.500	75	33,016.279	11,330.500
56	33,009.066	11,356.500	76	33,017.490	11,356.500
57	33,010.280	11,382.500	77	33,018.701	11,382.500
58	33,011.494	11,408.500	78	33,019.912	11,408.500
59	33,012.708	11,434.500	79	33,021.123	11,434.500
60	33,013.922	11,460.500	80	33,022.334	11,460.500
61	33,015.136	11,486.500	81	33,023.545	11,486.500
62	33,016.350	11,512.500	82	33,024.756	11,512.500
63	33,017.564	11,538.500	83	33,025.967	11,538.500
64	33,018.778	11,564.500	84	33,027.178	11,564.500
65	33,019.992	11,590.500	85	33,028.389	11,590.500
66	33,021.206	11,616.500	86	33,029.600	11,616.500
67	33,022.420	11,642.500	87	33,030.811	11,642.500
68	33,023.634	11,668.500	88	33,032.022	11,668.500
69	33,024.848	11,694.500	89	33,033.233	11,694.500
70	33,026.062	11,720.500	90	33,034.444	11,720.500
71	33,027.276	11,746.500	91	33,035.655	11,746.500
72	33,028.490	11,772.500	92	33,036.866	11,772.500
73	33,029.704	11,798.500	93	33,038.077	11,798.500
74	33,030.918	11,824.500	94	33,039.288	11,824.500
75	33,032.132	11,850.500	95	33,040.499	11,850.500
76	33,033.346	11,876.500	96	33,041.710	11,876.500
77	33,034.560	11,902.500	97	33,042.921	11,902.500
78	33,035.774	11,928.500	98	33,044.132	11,928.500
79	33,036.988	11,954.500	99	33,045.343	11,954.500
80	33,038.202	11,980.500	100	33,046.554	11,980.500
81	33,039.416	12,006.500			
82	33,040.630	12,032.500			
83	33,041.844	12,058.500			
84	33,043.058	12,084.500			
85	33,044.272	12,110.500			
86	33,045.486	12,136.500			
87	33,046.699	12,162.500			
88	33,047.913	12,188.500			
89	33,049.127	12,214.500			
90	33,050.341	12,240.500			
91	33,051.555	12,266.500			
92	33,052.769	12,292.500			
93	33,053.983	12,318.500			
94	33,055.197	12,344.500			
95	33,056.411	12,370.500			
96	33,057.625	12,396.500			
97	33,058.839	12,422.500			
98	33,060.053	12,448.500			
99	33,061.267	12,474.500			
100	33,062.481	12,500.500			

ADDITIONAL NOTES:  
 1. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT PLAN.  
 2. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING & ZONING. EXCEPT TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 22 FEET TO BE HELD FROM THE STREET RIGHT-OF-WAY LINE TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.  
 3. ELEVATIONS SHOWN ON THE PLATMAP SECTIONS ARE THE 100 YEAR WATER SURFACE.  
 4. C.R.G. APPROVAL: MAY 2, 1990; REVISED C.R.G. IN NOVEMBER 5, 1990  
 5. THE SITE IS LOCATED IN THE JONES FALLS WATERSHED  
 6. DEED REFERENCE SM 7502/727

CURVE DATA					
FROM TO	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
33 34	7501.07	04°35'24"	608.00	304.41	N01°32'35"W
1047 1048	575.00	10°20'41"	100.38	50.19	S 85°35'30"E
1450 1451	575.00	20°05'05"	201.93	101.80	S 68°47'35"E
1507 1508	300.00	00°20'06"	100.00	0.00	N05°10'08"E
70 71	171.55	24°08'16"	72.21	36.68	N76°41'10"E
74 75	171.55	24°08'16"	72.21	36.68	N76°41'10"E
1066 1067	525.00	17°20'41"	59.16	48.22	S 60°53'51"E
1456 1457	625.00	20°05'05"	219.02	110.66	S 60°47'35"E
157 158	140.00	07°00'00"	219.91	140.00	S 65°00'00"E
1521 1522	75.00	07°15'00"	50.82	51.11	S 53°36'30"E
1629 1630	54.00	22°47'00"	37.74	19.12	S 11°23'33"E
597 598	525.00	15°00'25"	102.00	51.05	N 76°34'45"E
1414 1415	525.00	15°00'25"	102.00	51.05	N 76°34'45"E
1574 1575	75.00	07°15'00"	116.22	71.04	S 54°11'08"W
1526 1527	140.00	07°15'00"	208.60	129.12	S 54°11'08"W
1528 1529	154.00	07°15'00"	49.81	24.55	S 57°16'59"W
1530 1531	140.00	07°15'00"	39.57	30.05	S 57°16'59"W
1510 1511	300.00	15°00'00"	100.00	50.00	S 70°00'00"W
1509 1510	440.00	15°00'00"	22.87	61.84	S 72°47'00"W

7. RESTRICTIVE COVENANTS HAVE BEEN FILED



**VICINITY MAP**  
 SCALE 1"=2000'  
 ROADS & STORM DRAINS AS Laid OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER LICENSE # 12900

**91-340-A**

DENSITY CALCULATIONS		
	THIS PLAT	TOTAL
GROSS AREA	10,825 ACRES	91,011 ACRES
HIGHWAY WIDENING	0,045 ACRES	1,002 ACRES
NET AREA	10,780 ACRES	90,009 ACRES
ZONING	DR-3.5	DR-3.5
LOTS PERMITTED	35, 10,825-0743	DR-3.5
LOTS PROPOSED	62 TOWNHOUSES 60 MID-RISE	310
GROSS DENSITY	102 + 10,825-0743	310 + 10,825-0743
NET DENSITY	102 + 10,780	310 + 10,780
OPEN SPACE REQUIRED	102 + 10,780	310 + 10,780
OPEN SPACE PROPOSED	0.5684 ACRES	

TAX ACCOUNT NO. 8  
 2100009965  
 THRU  
 2100009952

**2<sup>nd</sup> AMENDED SECTION 2, FLAT 1 'GREENSPRING EAST'**  
 PREVIOUSLY RECORDED IN PLAT BOOK 59, FOLIO 110  
 3<sup>rd</sup> ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND  
 SCALE: 1"=50'  
 SEPTEMBER 9, 1988

OWNER/DEVELOPER  
 OVERSEER: GREENSPRING AVENUE LIMITED PARTNERSHIP  
 GENERAL PARTNER: D.L.A. GREENSPRING AVENUE, INC.  
 2810 VILLET VALLEY WAY  
 OWING MILLS, MARYLAND 21117  
 PHONE: (301) 565-6044

APPROVED: [Signature]  
 DIRECTOR OF PUBLIC WORKS  
 DATE: 10/27/89

APPROVED: [Signature]  
 DIRECTOR OF PLANNING AND ZONING  
 DATE: 11/27/89

APPROVED: [Signature]  
 DIRECTOR OF ENVIRONMENTAL, HISTORICAL AND RESOURCES MANAGEMENT  
 DATE: 11-20-89

**SURVEYOR'S CERTIFICATE**  
 THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN Laid OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

[Signature]  
 DATE: 6/12/89

**OWNER'S CERTIFICATE**  
 THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

[Signature]  
 DATE: 4/1/89

**NOTE:**  
 THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE DEED THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

**NOTE:**  
 HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE, AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES, AND ASSIGNS SHALL CONVEY SAID AHEAD BY DEED TO BALTIMORE COUNTY, MARYLAND BY NO COV.

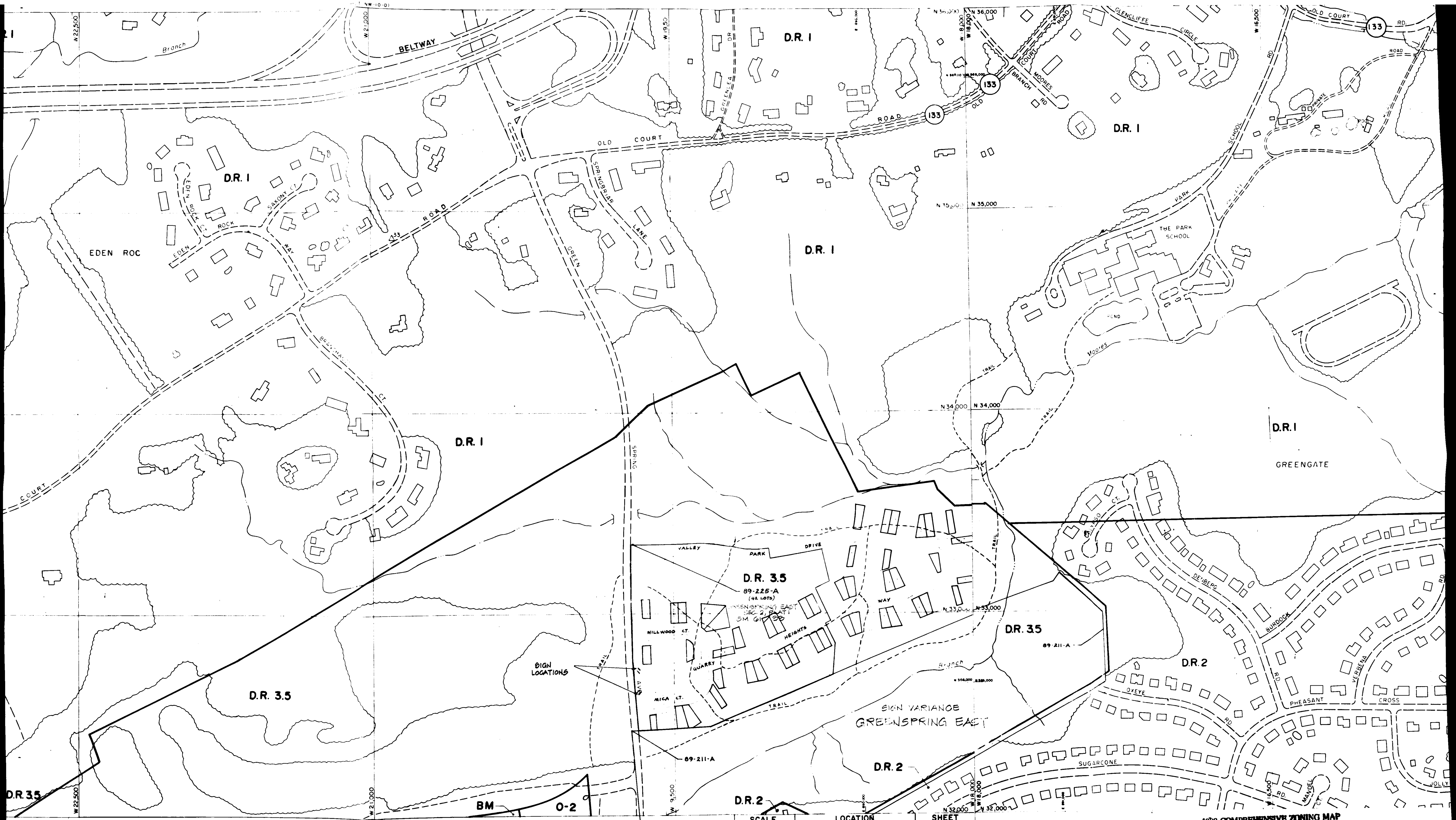
**NOTE:**  
 1) FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.  
 2) RECORDING OF THIS PLAT DOES NOT CONSTITUTE, OR IMPLY, ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.  
 3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 90-82 (SECTION 22-66).  
 4) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.  
 5) THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.  
 6) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

P.E.A. COMPLETE: 3/8/86 S.M.  
 FINAL PLAT CHECKED: [Signature]  
 PLANNING: [Signature]  
 ENGINEERING: [Signature]  
 STREET NAMES: [Signature]  
 DATE: 10-30-89

**W. DUVALL & ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS LAND PLANNERS  
 530 EAST JOPPA ROAD TOWSON, MARYLAND 21204  
 (301) 583-9571

COMPUTED BY: MAK  
 DRAWN BY: MEW  
 CHECKED BY: MAK  
 PROJECT NUMBER: 56006





1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
*John F. Voss*  
Chairman, County Council

**BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP**

SCALE  
1" = 200'  
DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LOCATION  
PIKESVILLE  
AREA

SHEET  
N. W.  
9-D  
MAP - 20

O-NW O-NE  
NW  
O-C  
MAP - 20  
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD 21210

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988  
144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88  
*John F. Voss*  
Chairman, County Council

OFFICE  
OFF

91-340-A #326